



BROWARD HOUSING COUNCIL
Retreat Summary Notes

CALL TO ORDER: A Spring Retreat of the Broward Housing Council was held on April 20, 2012, commencing at 9:10a.m., at the Central Broward Regional Park & Stadium, located at 3700 NW 11th Place, Lauderhill, Florida.

ROLL CALL: Roll call was conducted by Ms. Elizabeth Kersting.

Council Members Present:

Robert Baldwin
Richard Barkett
Marcia Barry-Smith
Cynthia Chambers
Innocent Chinweze
Ann Deibert

Patricia Good
*Richard Lemack
Monica Navarro, Vice Chair
Frank Schnidman
Lisa Vecchi
Lois Wexler, Chair, Broward County Commissioner

* Giovanni Moss, Director, Housing & Community Development, in lieu of Richard Lemack

Council Members Absent:

George Castrataro
Frances Esposito
Paul Figg

Tina Mulligan
Mercedes Nunez

Staff:

Angela Chin Brandy Marino
Ralph Stone Elizabeth Kersting
Suzanne Fejes Michael Wright

Guests:

Jim Carras, Carras Community Investment, Inc.
Lisa Hoffmeyer, Florida Housing Coalition
Jamie Ross, Florida Housing Coalition
Tim Wheat, Pinnacle Housing Group
Debbie Zomermaand, Zomermaand Financial Advisory Services

I. APPROVAL OF FEBRUARY 24 , 2012, MEETING MINUTES

Chair, Commissioner Wexler deferred approval of the February 24th Meeting Minutes until the June 22nd meeting.

II. INTRODUCTION:

Chair, Commissioner Wexler thanked Vice Chair Monica Navarro, the sub-committee council members, and staff for planning the 2012 Spring Retreat. Chair turned over the facilitation of the

retreat to Mr. Jim Carras. Mr. Carras provided an overview of the retreat's objective emphasized priorities of the proposed 2012 Work Program. He re-emphasizes the need to follow the items on the agenda which include:

- Affordable Housing Needs in Broward County
 - Key findings from the 2011 Broward County Affordable Housing Needs Assessment Study
- Best practices: Moving forward in Broward County (Advocacy and Education, Resources and Production)
- Establish Areas of Emphasis for the 2012-2013 Work Program
- Establish Action items for Areas of Emphasis 2012-2013 Work Program
- Break-out Groups reporting on Action Items with final 2012-2013 Work Program

Mr. Carras introduced the Keynote Speaker Ms. Jamie Ross and the Resource Advisors listed below:

- Ms. Jamie Ross, President, Florida Housing Coalition, and Affordable Housing Director of 1000 Friends of Florida
- Ms. Lisa Hoffmeyer, Florida Housing Coalition
- Mr. Michael Wright, Broward County Homeless Initiative Partnership (HIP) Administration
- Ms. Debbie Zomermaand, Zomermaand Financial Advisory Services

III. AFFORDABLE HOUSING NEEDS IN BROWARD COUNTY

Mr. Stone provided an update on the Affordable Housing Needs in Broward County. He spoke briefly about the upcoming Housing Council Annual Report and key findings from the 2011 Broward County Affordable Housing Needs Assessment Study. Key Findings were:

- Since 2008, median family income decreased by 9%
- “Extremely” cost-burdened renter households ($\geq 50\%$ of household income on housing costs) have increased by 51.1% from 2000-2010 and now represent 107,107 renter households
- The County lost 73,827 private sector jobs from 2007-2010
- From 2000-2010, the County's median monthly owner housing costs (with a mortgage) increased from \$1,246 to \$1,820 or 54%.
- Reduction in HOME Investment Partnership (HOME) program and Community Development Block Grant (CDBG) program funding for FY 2012: 40% reduction in HOME program funds cut; 35% reduction in CDBG program funds cut, which is approximately \$400,000 in administrative cost, which is approximately \$2 million dollars total
- The State of Florida has not funded the State Housing Initiative Partnership (SHIP) program in four years due to budget constraints at the state level. Broward County receives approximately \$4 million in funding which is used to provide down payment assistance, home repairs, housing development, foreclosure intervention, and other uses to assist income eligible households. Collectively, the cities and Broward County lost approximately \$15 million in funding.

IV. BEST PRACTICES: MOVING FORWARD IN BROWARD COUNTY

Ms. Jamie Ross provided a brief overview in regards to advocacy and education, resources, and production. She referenced two state programs, the State Housing Initiative Partnership (SHIP) and the State Apartment Incentive Loan (SAIL) programs. She stated that the SHIP funds for the last few years have been swept into the general revenue fund to balance the budget. She mentioned that the program was designed to provide very low, low and moderate income families with assistance to purchase a home, and other types of housing assistance. Ms. Ross stated she facilitates the Sadowski Coalition to ensure funding for Florida's state and local housing programs. She stated that the Attorney General Pam Bondi is giving Floridians until May 14 to submit suggestions on how to spend \$300 million that was part of a nationwide settlement with banks. She stated that the monies will go towards a range of housing related activities including hiring housing counselors, creating a foreclosure assistance hotline, funding foreclosure mediation programs, providing legal assistance, and training and staffing of financial fraud or consumer protection enforcement efforts.

Ms. Ross provided the board with information on best practices in securing SHIP funding at the local level. She stated that Broward County is the largest SHIP recipient to date. She further stated that successful lobbying efforts on a statewide level need to be replicated on a local level. She stated that the priority of the Housing Council would be to get involved, and meet with their local delegation of legislators before they come up to Tallahassee. She stated that in order to get SHIP funds back into Broward County it would be advisable to speak with the local business communities for support of the housing needs in Broward County. This information should be forwarded to the legislators who can play a key role in helping restore the trust funds by the business community.

Ms. Navarro requested from Ms. Ross what specific actions can the Housing Council take to make sure the County receives its fair share. Ms. Ross stated the Housing Council will not have to do anything. Broward County and all entitlement communities will receive their allocation. She noted the allocation funds for Broward will be received without going through the legislature. Ms. Ross suggested that a letter coming from the Housing Council will be very helpful. Ms. Ross expressed her thoughts on present and future political changes; she also stated that her Coalition is doing everything to keep the SHIP program intact.

Ms. Ross provided her input on resources and production in terms of vacant land availability, creative development, and building on existing infrastructure. In the question and answer session, council members and Ms. Zomermaand expressed their views and concerns regarding funding sources, vacant land, lack of support from the entitlement cities, and disparity in the distribution of SHIP funds between Broward County and Duval County. Chair, Commissioner Wexler pointed out that escheated properties (*which is the reverting of property to the County when there is a failure of persons legally qualified to inherit or to claim the property*) has been escheated to cities to help alleviate some of the affordable housing problems. However, there are an undefined number of people living in unincorporated Broward County compared to the 1.8 million people countywide that are in dire need of affordable housing. Ms. Zomermaand pointed out strongly that Broward County should have a "need based" dedication of State resources.

V. ESTABLISH ACTION ITEMS FOR AREAS OF EMPHASIS 2012-2013 WORK PROGRAM.

Mr. Carras facilitated the three break-out sessions along with the resource advisors for the purpose of establishing priorities for the housing council 2012-2013 Work Program. Council Members and guest are identified below:

Group 1	Group 2	Group 3
Robert Baldwin	Monica Navarro	Tim Wheat
Richard Barkett	Marcia Barry-Smith	Giovani Moss
Cynthia Chambers	Lisa Vecchi	Frank Schnidman
Ann Deibert	Lois Wexler	Patricia Good
Elizabeth Kersting - Staff	Brandy Marino - Staff	Angela Chin - Staff

VI. BREAK-OUT GROUP REPORTING ON ACTION ITEMS – FINAL 2012-2013 WORK PROGRAM

See attached summary of the proposed 2012-2013 Work Program.

VII. CLOSING REMARKS

Chair, Commissioner Wexler thanked everyone for their participation. She requested that the Website Specialist prepare a monthly Affordable Housing Newsletter that will keep people up-to-date on current issues and trends in Broward County. In addition, Mr. Carras requested that each council member view the Housing Council Website and provide their suggestions on the ease of navigating the website and provide feedback at the next council meeting.

VIII. ADJOURNMENT

There being no other business to discuss the retreat was adjourned at 12:01pm.

Disclosure: The above captioned Minutes are transcribed in a summary format. To hear the full meeting, a compact disk of the meeting (#DR-12-SC-090) can be provided after 24 hours notice to the Document Control and Minutes Section at 954-357-4900.